

007.0

0002

0002.0

Map

Block

Lot

1 of 3

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

800,900 / 1,108,500

USE VALUE:

800,900 / 1,108,500

ASSESSED:

800,900 / 1,108,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16-20		NEWCOMB ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ACCARDI GERALDINE	
Owner 2:	
Owner 3:	

Street 1: 16 NEWCOMB STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: ACCARDI GERALDINE -
Owner 2: -
Street 1: 16-20 NEWCOMB STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 12,439 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1930, having primarily Aluminum Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		12439		Sq. Ft.	Site		0	80.	0.64	1									634,538						634,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
109							12439.000		166,400				634,500		800,900							
Total Card							0.286		166,400				634,500		800,900		Entered Lot Size					
Total Parcel							0.286		473,600		400		634,500		1,108,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT							Parcel ID		007.0-0002-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	109	FV	473,500	400	12,439.	634,500	1,108,400	1,108,400	Year End Roll	12/18/2019
2019	109	FV	462,100	400	12,439.	674,200	1,136,700	1,136,700	Year End Roll	1/3/2019
2018	109	FV	442,000	400	12,439.	491,800	934,200	934,200	Year End Roll	12/20/2017
2017	109	FV	442,000	400	12,439.	428,300	870,700	870,700	Year End Roll	1/3/2017
2016	109	FV	442,000	400	12,439.	364,900	807,300	807,300	Year End	1/4/2016
2015	109	FV	425,000	400	12,439.	356,900	782,300	782,300	Year End Roll	12/11/2014
2014	109	FV	425,000	400	12,439.	293,500	718,900	718,900	Year End Roll	12/16/2013
2013	109	FV	425,000	400	12,439.	279,200	704,600	704,600		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
ACCARDI GERALDI	41530-543		12/1/2003	Family	99
ACCARDI NICHOLA	41530-541		12/1/2003	Family	198,000
	18654-127		10/1/1987		1
					No
					A

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/21/2017									10/21/2017	MEAS&NOTICE	HS	Hanne S											
4/8/2009									4/8/2009	Meas/Inspect	189	PATRIOT											
8/21/2003									8/21/2003	Inspected	BR	B Rossignol											
8/8/2000									8/8/2000	Meas. Denied	263	PATRIOT											
9/21/1999									9/21/1999	Mailer Sent													
9/21/1999									9/21/1999	Measured	256	PATRIOT											
7/1/1988									7/1/1988		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	6237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:24:57
LAST REV	
Date	Time
12/27/18	10:50:16
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 22 - Conventional			Full Bath: 1	Rating: Average		643-9096.											
Sty Ht: 2 - 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 3		3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath:	Rating:													
Prime Wall: 3 - Aluminum			A HBth:	Rating:													
Sec Wall:			OthrFix:	Rating:													
Roof Struct: 1 - Gable			OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl			Kits: 2	Rating: Fair													
Color: GREY			A Kits:	Rating:													
View / Desir:			Fpl:	Rating:													
GENERAL INFORMATION			WSFlue:	Rating:													
Grade: C - Average			CONDOS INFORMATION														
Year Blt: 1921	Eff Yr Blt:		Location:														
Alt LUC:	Alt %:		Total Units:														
Jurisdct:	Fact:	.	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION						REMODELING								
Avg Ht/FL: STD	Phys Cond: FR - Fair	40. %	Functional:						No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster			Economic:						1	5	2						
Sec Int Wall:		%	Special:														
Partition: T - Typical			Override:														
Prim Floors: 3 - Hardwood			Total:	40.3 %													
Sec Floors:		%															
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac:	NO															
% Com Wall	% Sprinkled:																
MOBILE HOME			Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS			PARCEL ID 007.0-0002-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
22	Wood Deck	D	Y	1	10X4	A	AV	1970	16.00	T	39.2	109			400		400
Sample output to test PDF Combine only																	
More: N	Total Yard Items:			400	Total Special Features:						Total:			400			

EXTERIOR INFORMATION

Type:	22 - Conventional	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 3
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	5 - Mansard	
Roof Cover:	2 - Slate	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Poor	EST..
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: BRs: Baths: 1 HB	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1921
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

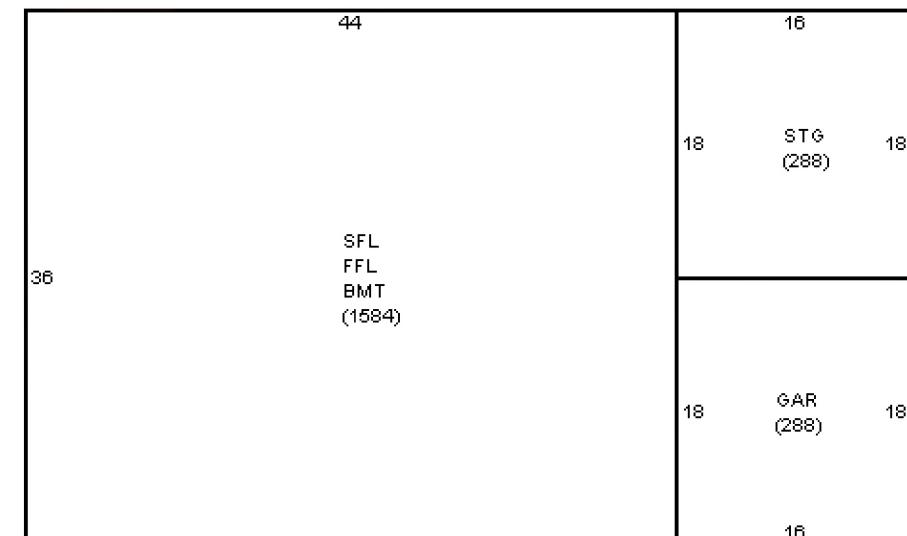
Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

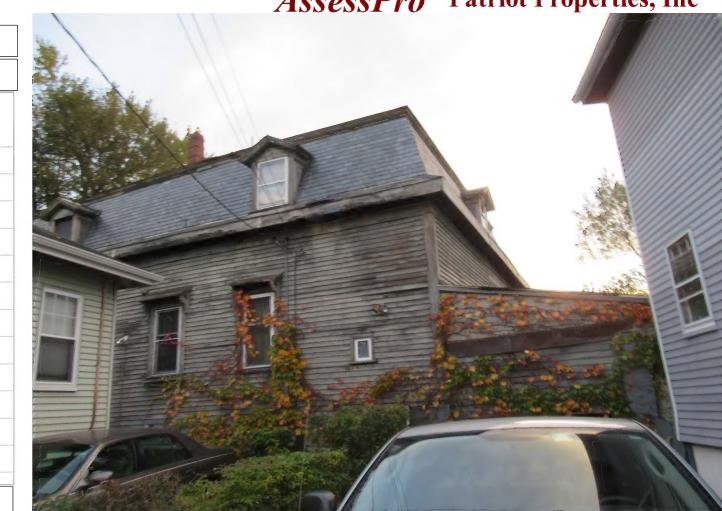
Make:		Model:		Serial #:		Year:		Color:	
PARCEL ID 007.0-0002-0002.0									

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

COMMENTS**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,584	24.500	38,802						
FFL	First Floor	1,584	81.650	129,341						
SFL	Second Floor	1,584	81.650	129,341						
GAR	Garage	288	24.630	7,093						
STG	Storage	288	6.960	2,005						
Net Sketched Area:				5,328	Total:	306,582				
Size Ad	3168	Gross Are	5328	FinArea	3168					

IMAGE

AssessPro Patriot Properties, Inc

Sample output to test PDF Combine only

More: N Total Yard Items: Total Special Features: Total: